



# Choice Neighborhoods

North Jackson Neighborhood Transformation  
Community Planning Meeting

May 20, 2019



# Agenda

History of Gilpin

RRHA Redevelopment Efforts

Choice Planning Grant

How Does Redevelopment Affect Residents?



# History of Gilpin

Built in 1941  
78 years  
### units



Integrity • Accountability • Customer Focus • Teamwork



# RRHA's Redevelopment Efforts

- Townes at River South
- Highland Grove





# RRHA's Redevelopment Efforts

- Church Hill North
- Senior Cottages





# RRHA's Redevelopment Efforts

- Fay Towers
  - Highland Park Senior
  - Jackson Ward Senior
  - Baker School Apartments





# Why? Limited HUD Resources

U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

GENERAL DEPUTY ASSISTANT SECRETARY  
FOR PUBLIC AND INDIAN HOUSING

November 13, 2018

Dear Executive Director,

As you know, the **needs of our nation's public housing inventory has outpaced Federal funding** for much of the past decade. In 2016, HUD conservatively estimated the public housing capital needs backlog at almost \$26 billion, and we believe this figure continues to grow by approximately \$2.5 billion every year. The public housing industry also faces barriers in accessing other forms of affordable housing financing commonly available in the private market. Some PHAs are understandably struggling to preserve the quality of these important affordable housing resources which serve 1 million families nationwide.

Under the leadership of Secretary Carson, the Office of Public and Indian Housing (PIH) is focusing on **repositioning public housing**, by providing PHAs with additional flexibilities, allowing communities to develop locally appropriate strategies to preserve affordable housing. The Department set a goal to reposition 105,000 public housing units to a more sustainable platform by September 30, 2019 in its FY2019 Annual Performance Plan.

The success of the **Rental Assistance Demonstration (RAD) program**, new flexibilities for **Section 18 demolition and disposition**, together with forthcoming guidance on **Voluntary Conversions** and the **Retention of Assets after a Declaration of Trust (DOT) release** will help us reach this goal together and set public housing properties on a more financially sustainable path.

Within PIH we are taking several steps to achieve this goal. Over the past few months many of our Office Directors have been highlighting repositioning tools at industry conferences. We are also building capacity in our Field Offices and the Special Application Center, focusing staff on this priority, and developing additional guidance and training materials to help you understand your repositioning options. As we make more resources available, we'll make them available on the **PIH One Stop Tool for PHAs (POST)**.

Over the next few months your local Public Housing Field Office may contact you to **explore repositioning possibilities in your inventory**. Our goal in reaching out to you is to make sure you and your staff are aware of the repositioning strategies available and to provide technical assistance where needed. We look forward to helping facilitate locally-driven solutions to your unique set of challenges and opportunities.

If you are interested in learning more about this goal and the repositioning tools available, please contact your local Public Housing Field Office.

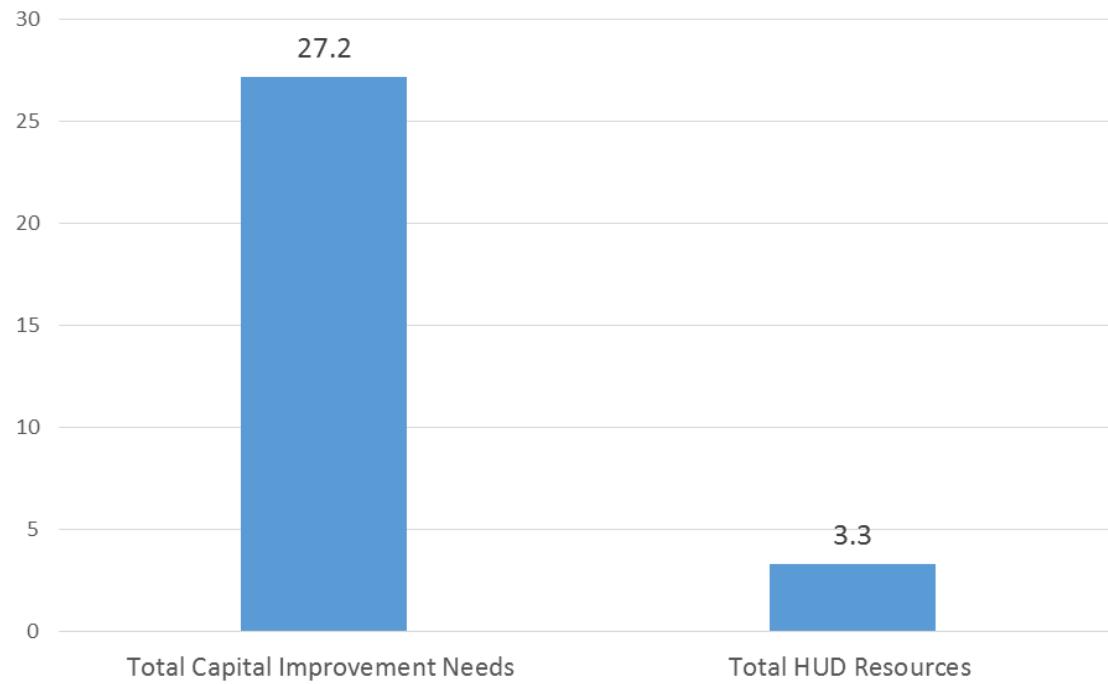
Thank you for your continued partnership and assistance in this important effort to ensure that these incredibly important and limited affordable housing resources in your communities are preserved to house future generations.

Many thanks,  
Dominique Blom

**RHA**  
Development  
using Authority  
of Communities



# Estimated Needs vs. Estimated Budget for 2020



- Gap of \$23.9 million dollars



# The Future of Gilpin

- RRHA is applying for a Choice Neighborhoods Planning Grant
- The Choice Neighborhoods program supports locally driven strategies to address neighborhood and public housing redevelopment.



# The 3-Goals of Choice Neighborhoods

- Housing: Replace distressed public housing with high quality mixed-income housing.
- People: Improve the lives of families through employment, income, health, and education opportunities.
- Neighborhood: Create conditions necessary for public and private investment that will offer safety, good schools and commercial activity.



# Next Steps

- Application Due June 10, 2019
- If funded, 2-year Planning Grant \$350K
- Small Group work sessions with residents and the community.
- We will be reaching out to you
- Questions



# Questions?

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